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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 27th February, 2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/33 of 2026/UDUHD/TPS/e-file/18/2025/3680/L :- WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/52 OF 2023/UDUHD/TPS/e-file/18/2023/1338/L, dated 13.03.2023 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 32 Shampara (Sidsar) (hereinafter referred to as "the said Draft Scheme") submitted by the Bhavnagar Area Development Authority, Bhavnagar (hereinafter referred to as "the said Authority");

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 32 Shampara (Sidsar) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "જમીન માલિકોના મૂળખંડના તેઓના હક્ક-હિસ્સાનાં પ્રમાણમાં અંતિમખંડમાં હક્ક-હિસ્સા રહેશે." is deleted in Case No. 1/7, 8/3/1, 8/3/2, 8/5, 9/2/1, 9/5 and 9/6 in remarks column of redistribution statement.

2. The condition "કેસ નં.૧/૩ને શરત નં.(૨) લાગુ પડશે નહી" is added in Case No. 1/1, 1/2 and 1/3 in remarks column of redistribution statement.

3. The expenditure for "વૃક્ષારોપણ (ટ્રી ગાર્ડસહિત)" is deleted from the costs of the scheme and relevant provisions mentioned in the scheme book is modified accordingly.

4. The area, boundary and purpose of the Final Plot No. 13 (બગીચો) admeasuring 6351 sq.mtr., Final Plot No. 14/1 (અર્બન ફોરેસ્ટ) admeasuring 6500 sq.mtr. and Final Plot No. 14/2 (વાણિજ્ય હેતુ માટે વેચાણ) admeasuring 16384 sq.mtr., are modified as the Final Plot No. 13 (વાણિજ્ય હેતુ માટે વેચાણ) admeasuring 6351 sq.mtr., Final Plot No. 14/1 (અર્બન ફોરેસ્ટ) admeasuring 12851 sq.mtr. and Final Plot No. 14/2 (વાણિજ્ય હેતુ માટે વેચાણ) admeasuring 10033 sq.mtr., as shown in the accompanying plan and the redistribution statement.

5. The purpose of the Final Plot No. 17 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના વેચાણ માટે) and Final Plot No. 23 (સામાજિક અને આર્થિક રીતે નબળા વર્ગના વેચાણ માટે), are modified as the Final Plot No. 17 (સામાજિક અને આર્થિક રીતે નબળા જૂથનાં વસવાટ માટે) and Final Plot No. 23 (સામાજિક અને આર્થિક રીતે નબળા જૂથનાં વસવાટ માટે), as shown in the accompanying plan.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press,
Gandhinagar
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